

**CREST/DEHESA/HARB. CYN/GRANITE HILLS**

2000 Census Population.....9,440

Community 2020 Target.....12,000

April 2004 WC Map Population .....11,110

**APRIL 2004 WORKING COPY MAP**

The key objective is to maintain the community character of the country towns and preserve the environmentally sensitive areas, which include the major MSCP habitat corridors. Semi-rural densities were retained in the country town areas, with Rural Lands designations assigned to the remaining portions of the community plan area.

**KEY COMMUNITY ISSUES**

- Traffic – speeding issues on wider roads and poorly engineered private roads
- Impacts to community character from Sycuan Casino – traffic, visual façade, lighting and groundwater concerns
- Annexations not respecting surrounding character and incompatible development in neighboring City of El Cajon
- Concern over decreasing groundwater and high concentration of nitrates

**COMMUNITY-SPECIFIC PLANNING RATIONALE**

- Semi-rural areas recognize the existing pattern of development – single-family homes built at densities typical of suburban areas; the highest density applied is 1 du/acre due to the lack of sewer service

- Rural areas consist of areas with rugged terrain, sensitive biological habitats, poor access, lack of infrastructure and parcelization; environmental constraints, mainly topography, are evident through the isolation of the four communities

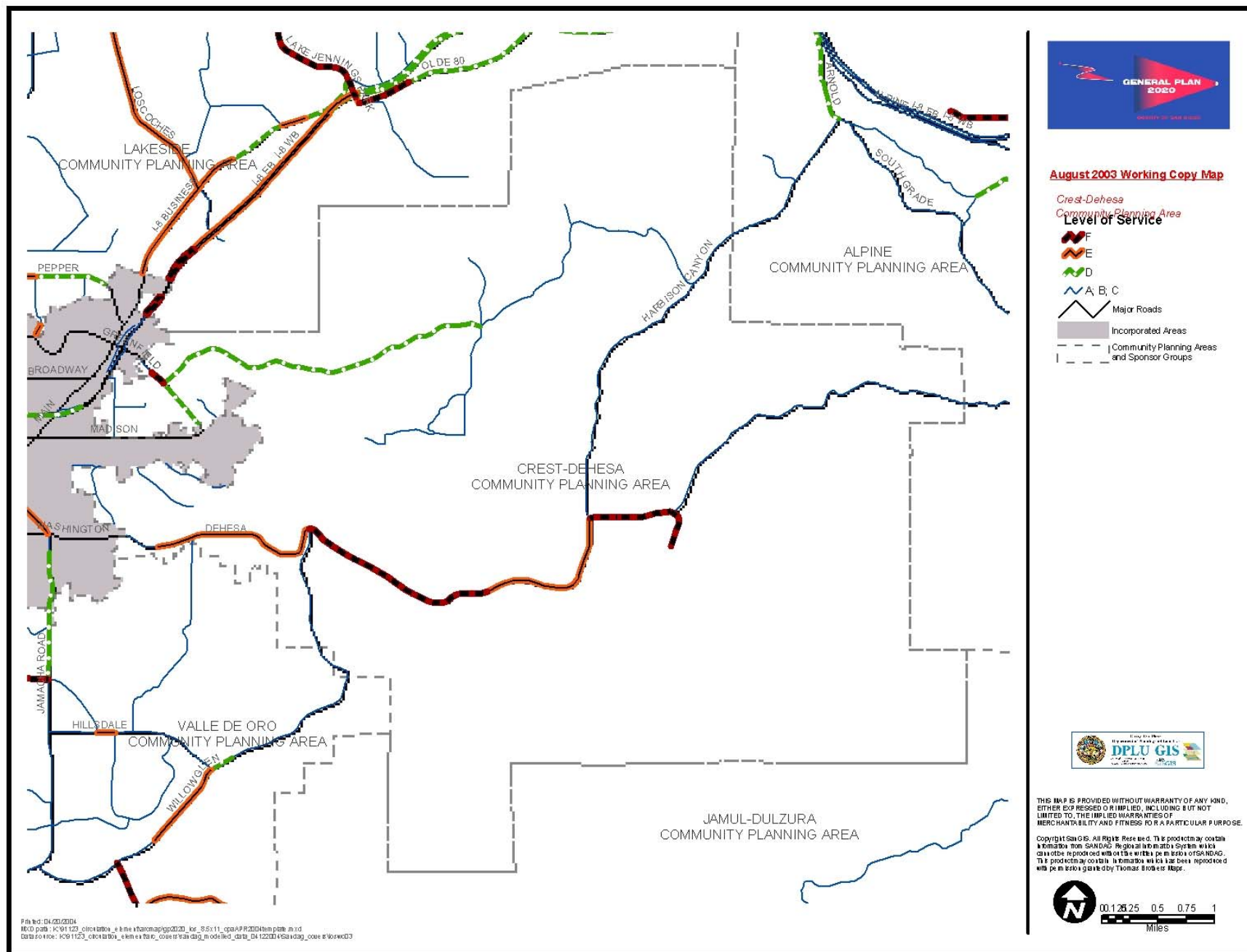
**TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be about 12 lane-miles of roads operating at LOS E or F in the Crest/Dehesa/Harbison Canyon/Granite Hills subregion. Preliminary estimates indicate that it would cost \$21 million to improve the roads to an acceptable level of service.

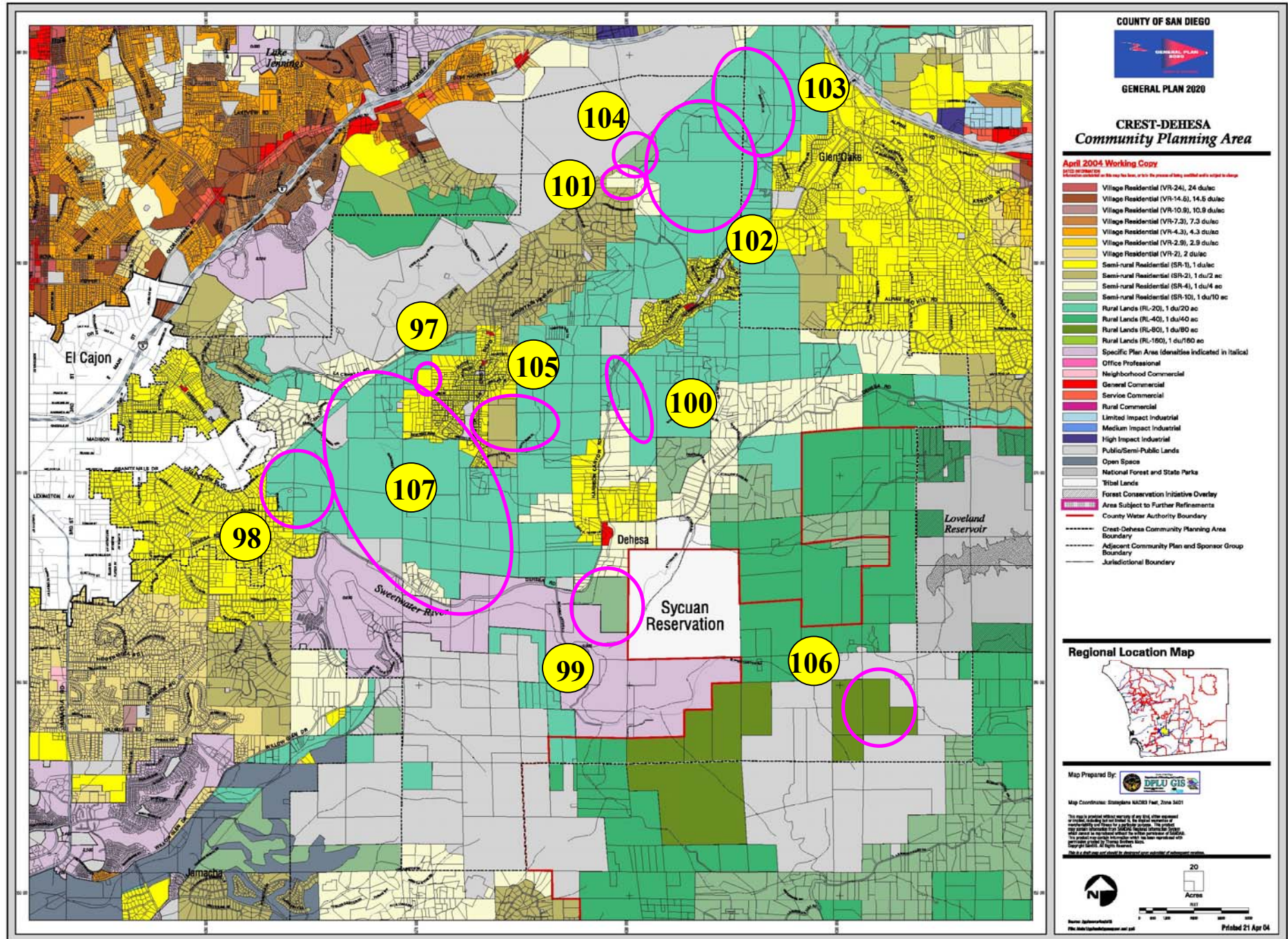
Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 18 lane-miles operating at LOS E or F. A preliminary cost estimate for existing general plan road improvements is \$31 million for this community.

---

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.







## RESIDENTIAL PROPERTY REFERRALS

<b>97</b>	<b>Bob Fullerton</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/acre	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> <li>• <i>Obtain a broad consensus</i></li> </ul>		<p>The property consists of approximately 12 acres, adjacent to the Crest Country Town boundary. The 1 du/acre designation applied to the Crest Country Town was extended to this site because of similar characteristics. The property is physically suitable with minimal slope on the entire site and has adequate vehicular access. The property is located inside the CWA boundary and in proximity to existing and planned infrastructure and services. In addition, the designation incorporates the preference of the community planning group and individual landowner.</p>		
<b>98</b>	<b>David Jewell (representing property buyer)</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/20 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> <li>• <i>Obtain a broad consensus</i></li> </ul>		<p>The property's six legal lots total approximately 102 acres, inside the CWA boundary. A split designation, with a partial density increase, was introduced in the August 2003 Working Copy map during the referral process. However, the density was changed to reflect the December Working Copy due to physical constraints, which are reflected by the parcel configurations and sizes of the existing lots which range from one- to 33-acres, with the largest parcels containing the majority of steep slopes. The majority of the property has slopes greater than 25 percent and is within the MSCP Pre-Approved Mitigation Area. In addition, the property is outside the current Urban Limit Line, which the community planning group has expressed concern over expansion.</p>		

99	Smith Family/Carol A. Leone (representing Kern Family, LLC)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• <i>Develop an internally consistent general plan</i></li><li>• <i>Assign densities based on characteristics of the land</i></li><li>• <i>Locate growth near infrastructure, services and jobs</i></li><li>• <i>Obtain a broad consensus</i></li></ul>		<u>Rationale for April 2004 WC:</u> <p>The property is approximately 106 acres adjacent to the Sycuan Reservation and the Sloane Canyon sand mining operation. A higher density of 1 du/4 acres is not suitable for this property because it is physically and environmentally constrained with slopes greater than 25 percent on approximately one-half of the property and a floodplain covering the majority of the remainder. The property is also within the MSCP Pre-Approved Mitigation Area and a Resource Conservation Area.</p>	
100	Lorraine Walls			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• <i>Develop an internally consistent general plan</i></li><li>• <i>Assign densities based on characteristics of the land</i></li></ul>		<u>Rationale for April 2004 WC:</u> <p>The property consists of approximately 72 acres inside the CWA boundary, adjacent to Harbison Canyon Road. The density reflected in the December 2002 Working Copy map was reapplied due to public safety concerns based on recent events and to recognize physical and environmental constraints. The majority of the site contains slopes greater than 25 percent and is partially within a floodplain. Portions of the property are also within the MSCP Pre-Approved Mitigation Area and a Resource Conservation Area.</p>	

101	Frank Bongiovanni			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• <i>Develop an internally consistent general plan</i></li><li>• <i>Assign densities based on characteristics of the land</i></li><li>• <i>Obtain a broad consensus</i></li></ul>		<u>Rationale for April 2004 WC:</u> <p>The property consists of approximately 15 acres inside the CWA boundary. The recommended density is consistent with the surrounding area of four to five-acre parcels.</p>	
102	John Gibson			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• <i>Develop an internally consistent general plan</i></li><li>• <i>Assign densities based on characteristics of the land</i></li><li>• <i>Obtain a broad consensus</i></li></ul>		<u>Rationale for April 2004 WC:</u> <p>The property consists of nearly 368 acres located within the CWA boundary, adjacent to the Crestridge Ecological Preserve. The majority of the site has slopes greater than 25 percent and high levels of biological sensitivity. Portions of the property are also within the MSCP Pre-Approved Mitigation Area, a Resource Conservation Area, and a habitat corridor. The site is removed from public services and lacks adequate access. Recognizing existing constraints, the planning group has emphasized that their recommendation for a semi-rural density is based upon the slope-dependent category and expressed the desire to change their recommendation to a lower density if the slope constraints were to be removed from GP2020.</p>	

103	William Schwartz (representing Crestlake)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• <i>Develop an internally consistent general plan</i></li><li>• <i>Assign densities based on characteristics of the land</i></li><li>• <i>Obtain a broad consensus</i></li></ul>		<u>Rationale for April 2004 WC:</u> <p>The property consists of approximately 294 acres inside the CWA boundary with a pipelined active Tentative Map in process. This project will continue forward with the density permitted under the existing general plan. A Rural Lands designation has been recommended to provide consistency with GP2020 objectives. The property is physically and environmentally constrained, with slopes greater than 25 percent and high levels of biological sensitivity. Portions of the property are also within the MSCP Pre-Approved Mitigation Area and a Resource Conservation Area. In addition, this property has been identified as a major habitat corridor.</p>	

104	Robert Davison			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• <i>Develop an internally consistent general plan</i></li><li>• <i>Assign densities based on characteristics of the land</i></li><li>• <i>Obtain a broad consensus</i></li></ul>		<u>Rationale for April 2004 WC:</u> <p>The property consists of 42 acres inside the CWA boundary. The split density designation reflects the differing characteristics on the property. The southwestern parcel (1 du/4 acres) is physically suitable and has no environmental constraints, whereas the remainder (1 du/10 acres) is physically and environmentally constrained with slopes greater than 25 percent and high species sensitivity. A compromise of 1 du/10 acres was proposed to obtain consensus with the planning group, property owner, and surrounding property owners.</p>	



<b>105</b>	<b>Paul Ulrich</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> <li>• <i>Locate growth near infrastructure, services and jobs</i></li> <li>• <i>Obtain a broad consensus</i></li> </ul>		<p>The 91-acre property is located inside the CWA boundary adjacent to the Crest Country Town to the west. The split density designation reflects the differing characteristics on the property. The western portion (1 du/2 acres) has minimal slope, low habitat value and adequate access. The eastern portion (1 du/20 acres) is physically and environmentally constrained with steep slopes covering most of the site and within the MSCP Pre-Approved Mitigation Area. The planning group is concerned over the expansion of the existing Country Town and the owner has expressed a desire for a clustered project on the western portion. The split designation addresses both requests by allowing development in the physically suitable portion and limiting development eastward into the constrained areas.</p>		
<b>106</b>	<b>Teyssier Family Trust</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Assign densities based on characteristics of the land</i></li> <li>• <i>Locate growth near infrastructure, services and jobs</i></li> <li>• <i>Create a model for community development</i></li> <li>• <i>Obtain a broad consensus</i></li> </ul>		<p>The property consists of 80 acres located in an isolated area that is groundwater dependent. It is surrounded by public land owned by California Fish and Game and has limited access. It is physically and environmentally constrained, with steep slopes and rugged terrain on the majority of the site and high biological sensitivity. The planning group supports the recommended designation.</p>		
<b>107</b>	<b>Lee Vance</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	